

Memphis and Shelby County
Office of Planning and Development
City Hall, 125 North Main, Memphis, TN 38103
(901) 576-6601

RECEIPT OF APPLICATION AND/OR FEES

NAME: Shepherd Construction Co. DATE: 08/07/2017 ATLAS PAGE:
CASE #: 517-012 TIME: 4:57 PM LUCB/BOA MTG: 9/14/2017
LOCATION: 444 & 446 Holmes DEVELOPMENT: Madeline Heights
Circle Resubdivision of Lots 13 & 14

	AMOUNT		AMOUNT
<input type="checkbox"/> SPECIAL USE PERMITS		<input type="checkbox"/> Revocations (Final Plat or Plan)	
<input type="checkbox"/> New/Amendment		<input type="checkbox"/> Street and Alley Closures	
<input type="checkbox"/> Major Modification (Corres.)		<input type="checkbox"/> Street Dedication	
<input type="checkbox"/> Minor Modification		<input type="checkbox"/> Street Name Change	
<input type="checkbox"/> PLANNED DEVELOPMENTS		<input type="checkbox"/> Special Exceptions	
<input type="checkbox"/> New Outline Plan/Amendment		<input type="checkbox"/> Residential Corridor Revocation	
<input type="checkbox"/> Major Modification (Corres.)		<input type="checkbox"/> Intergovernmental Fee	
<input type="checkbox"/> Re-Recording		<input type="checkbox"/> Tree Ordinance (NOI)	
<input type="checkbox"/> Final Plat Review		<input type="checkbox"/> Correspondence Items Not Listed	
<input type="checkbox"/> BOARD OF ADJUSTMENT		<input type="checkbox"/> Administrative Deviation	
<input type="checkbox"/> Variance		<input type="checkbox"/> Special/Overlay District ASPR	
<input type="checkbox"/> Correspondence		<input type="checkbox"/> Appeals of the LUCB	
<input type="checkbox"/> Appeal		<input type="checkbox"/> Renotification	
<input type="checkbox"/> Change in NCF Use		<input type="checkbox"/> Other (describe below)	
<input type="checkbox"/> Conditional Use Permit			
<input type="checkbox"/> 2.4.5 Zoning District Extension			
<input checked="" type="checkbox"/> SUBDIVISIONS			
<input type="checkbox"/> Preliminary Plan	<u>\$490</u>		
<input type="checkbox"/> Major Modification (Corres.)			
<input type="checkbox"/> Final Plat Review			
<input type="checkbox"/> Re-Recording			
<input type="checkbox"/> Rezoning			
TOTAL AMOUNT DUE:	<u>\$490</u>		

LIST OF APPLICATION DEFICIENCIES

Please note: a full review of the application will not be performed until it is assigned to a staff planner; he or she may identify deficiencies not listed below that could result in the application being held until the next available Board of Adjustment and/or Land Use Control Board meeting.

1. Email address of applicant/owner.

FILING FEES RECEIVED: CHECK #: 12807 MONEY ORDER#:
CASH: CASHIER'S CHECK #:
STAFF ACCEPTING APPLICATION: Thamir Jones

This form shall serve as your receipt for the above submittal(s).

S R CONSULTING LLC
5909 SHELBY OAKS DR SUITE 200
MEMPHIS, TN 38134-7318

12807

85-129/842

DATE August 7, 2017

CHECK ARMOR

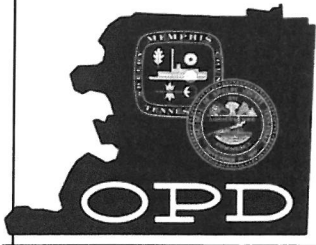
PAY TO THE ORDER OF Memphis & Shelby County Office of Planning & Development \$ 490.00
four hundred & ninety & no/100 DOLLARS

RENASANT BANK 1-800-680-1601 www.renasantbank.com

FOR Filing Fee Madeline Heights Sub. Re-Sub
of lots 13 & 14
17-0070

Cindy J. Reeves

⑈012807⑈ ⑆084201294⑆ 8014974395⑈



Memphis and Shelby County Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PRELIMINARY MAJOR SUBDIVISION PLAN APPROVAL

Date: August 2, 2017

Case #: 517-012

PLEASE TYPE OR PRINT

Name of Development: Madeline Heights Subdivision, Re-subdivision of Lots 13 & 14

Property Owner of Record: Shepherd Construction Co. Inc. Phone #: 901-859-2259

Mailing Address: 321 Sweetbriar Road City/State: Memphis, TN Zip 38120

Property Owner E-Mail Address: _____

Applicant: Shepherd Construction Co. Inc. Phone # 901-859-2259

Mailing Address: 321 Sweetbriar Road City/State: Memphis, TN Zip 38120

Applicant E- Mail Address: _____

Representative: SR Consulting, LLC (Cindy Reaves) Phone #: 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Representative E-Mail Address: cindy@srce-memphis.com

Engineer/Surveyor: SR Consulting, LLC Phone # 901-373-0380

Mailing Address: 5909 Shelby Oaks Drive, Suite 200 City/State: Memphis, TN Zip 38134

Engineer/Surveyor E-Mail Address: cindy@srce-memphis.com

Plat Street Address Location: 444 & 446 Holmes Circle

Inside of Memphis City Limits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Unincorporated Shelby County	<input type="checkbox"/> Yes <input type="checkbox"/> No
City of _____ Reserve Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Access to Public Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Access to Sanitary Sewer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Distance to nearest intersecting street: At the northeast corner of Midland Avenue and Holmes Circle

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: _____ Bedrooms: _____

Expected Appraised Value per Unit: _____ or Total Project: _____

	Parcel 1	Parcel 2	Parcel 3
Existing Zoning:	R-6		
Existing Use of Property	Single Family Residential		
Requested Use of Property	Single Family Residential		

Number of Acres: 0.493 Number of Lots: 3 Minimum Lot Area: 6,000 Sq Ft

Deed Instrument # (s): 17072505, 13130996 Please attach a copy of all deeds.

Proposed Electrical Distribution Method: ☒ Overhead ☐ Underground

Article 5/Section 3.9.2 Waivers

Is any Waiver from Article 5 or Section 3.9.2 of the UDC requested? ☐ Yes ☒ No

If yes, attach a letter requesting said variance(s) referencing the specific section of the Unified Development Code from which relief is sought with appropriate justification in accordance with Section 9.7.7F of the UDC.

Variances

If the Office of Planning and Development (OPD) determines your submitted site plan requires Board of Adjustment (BOA) action on a particular standard of the Unified Development Code, this application will not be heard by the Land Use Control Board (LUCB) until an application is submitted to the BOA. Once a BOA application is received by OPD, OPD will proceed to send any public notices, including neighborhood meeting notification, for the next available LUCB meeting. Notices will not be sent out prior to a BOA application being received. All neighborhood notification and public notices shall meet the timing provided in Sections 9.3.2 and 9.3.4 of the UDC. In lieu of a BOA application being filed, this application for a Preliminary Major Subdivision may be replaced with an application for a Planned Development within 14 days of the filing deadline for this application, unless the site is located within the Medical Overlay District (see Sec. 8.2.2D of the UDC). If neither a Board of Adjustment nor a Planned Development application is received within 90 days of the filing deadline for this application, then this application shall be considered defective and withdrawn from any future consideration by the Land Use Control Board.

Pre-Application Conference held on: July 27, 2017 with Chip Saliba

Neighborhood Meeting Requirement Met: ☐ Yes or ☒ Not Yet
(If yes, documentation must be included with application materials)

PRELIMINARY MAJOR SUBDIVISION PLAN APPROVAL

I (we) hereby make application for the approval of a subdivision or land described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

James Saliba 8/7/17 _____
Property Owner of Record Date Applicant Date



ENGINEERING • PLANNING
LANDSCAPE ARCHITECTURE

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

Tel: 901-373-0380
Fax: 901-373-0370
www.SRCE-memphis.com

Date: August 2, 2017

To: Office of Planning & Development

From: Cindy Reaves

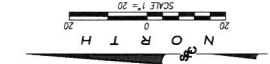
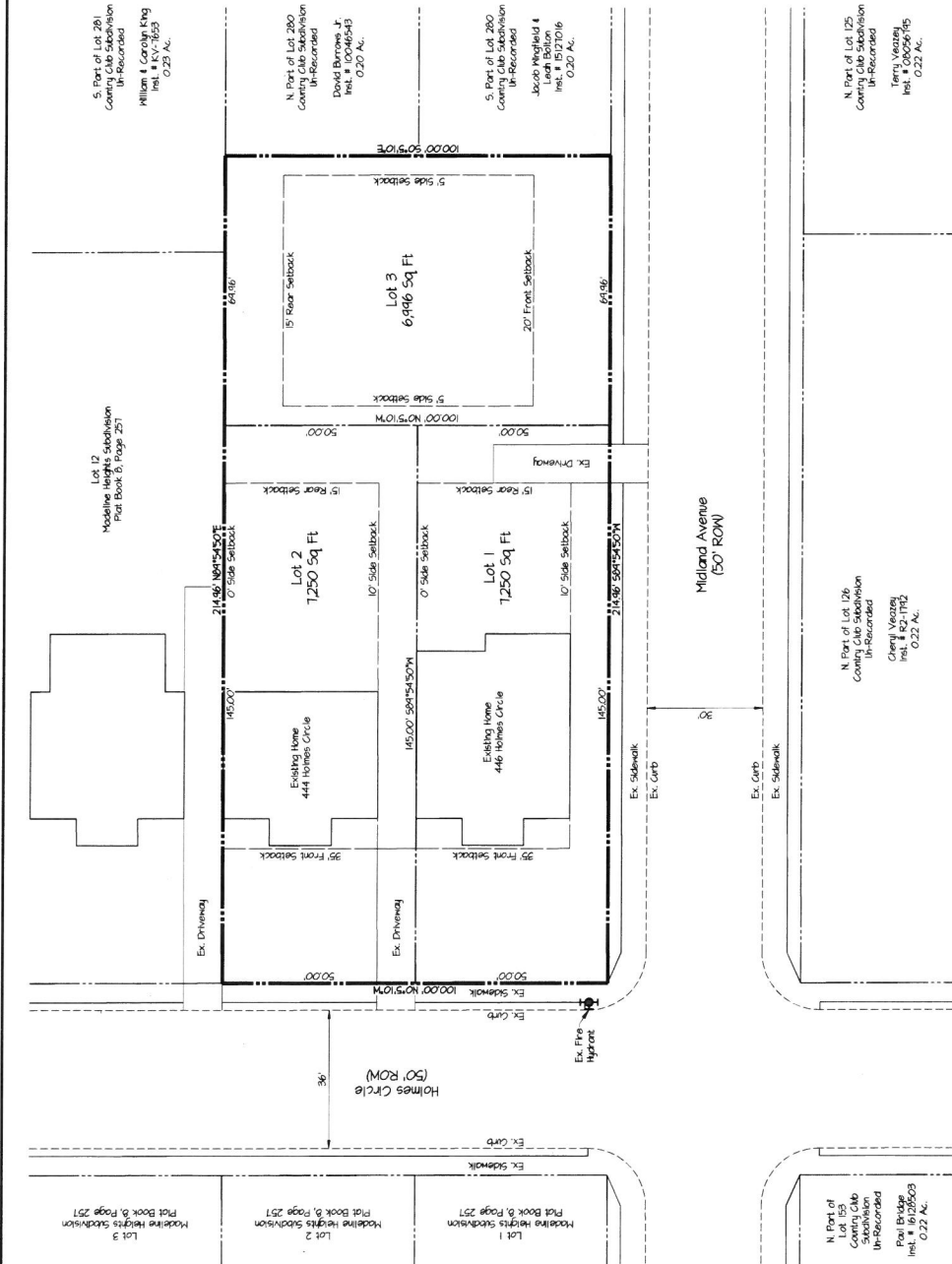
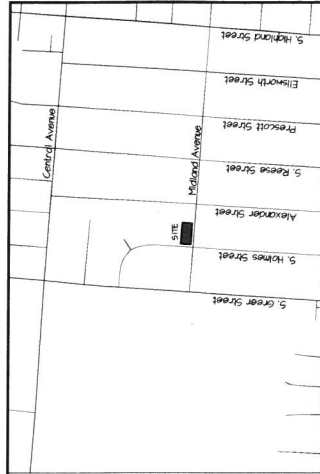
Re: Madeline Heights Subdivision, Re-subdivision of Lots 13 & 14

Job #: 17-0070

LETTER OF INTENT

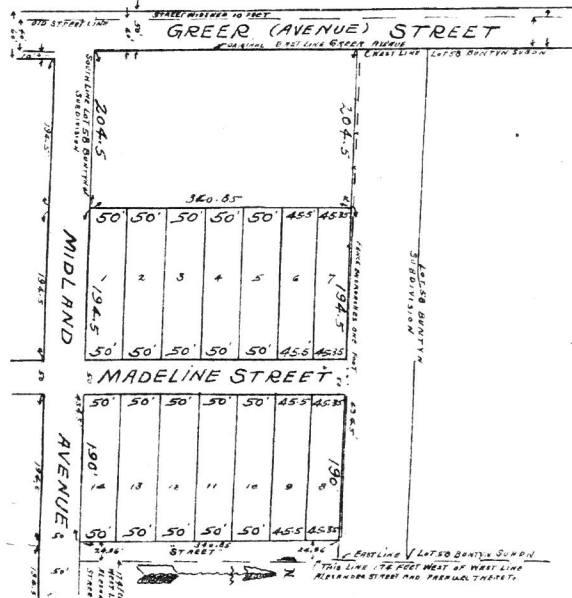
We are submitting a Subdivision application for property at 444 & 446 Holmes Circle, located at the northeast corner of Midland Avenue and Holmes Circle. The property is within the R-6 zoning district and is approximately 0.493 acres in area. We are requesting to create a 3 lot subdivision consisting of 2 lots for the existing 2 homes and one new lot for a new home. This is very similar to the lot at 3330 Midland and will allow us to keep the existing home at 446 Holmes Circle and renovate the home at 444 Holmes Circle. This will also give us an opportunity to build a new home in a very desirable area of Memphis.

We appreciate your support with this request. Please contact me if you have any questions.



PRELIMINARY PLAT S 17--
MADELINE HEIGHTS SUBDIVISION
RE-SUBDIVISION OF LOTS 13 AND 14
 OWNER: SHEPHERD CONSTRUCTION CO. INC.
 WARD 45, BLOCK 104, PARCELS 36 & 37
 0.493 ACRES
 3 LOTS
 ZONING: R-6
 MEMPHIS, TENNESSEE
 AUGUST 2017
 SHEET 1 of 1

SRC CONSULTING, LLC
 ENGINEERING - PLANNING
 5909 Shelby Oaks Drive
 Memphis, TN 38134
 (901) 373-0390
 (901) 373-0370
 www.srcc-consulting.com



MORANS MADELINE HEIGHTS SUBDIVISION

OF PART LOT 58 BUNTYN SUBDIVISION
SCALE 1"=100 AUGUST 1925

APPROVED BY CITY PLANNING COMMISSION
OF THE CITY OF MEMPHIS TENNESSEE
14 DAY August 1925.

C. E. Lasky SECRETARY

WE THE UNDERSIGNED OWNERS OF THE PROPERTY
SHOWN HEREON HEREBY ADOPT THIS AS OUR PLAN
OF SUBDIVISION AND DEDICATE THE STREETS
SHOWN THEREON TO THE PUBLIC USE FOREVER

Mary M. Moran
William F. Moran

STATE OF TENNESSEE (PERSONALLY APPEARED BEFORE
SHELBY COUNTY JUDGE J. M. HARRIS, A NOTARY
PUBLIC IN AND FOR SAID STATE AND COUNTY DULY
COMMISSIONED AND QUALIFIED MARY M. MORAN &
HUSBAND WILLIAM F. MORAN THE WITHIN NAMED BAY-
GAINERS WITH WHOM I AM PERSONALLY ACQUAINTED
AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE
WITHIN INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED, AND THE SAID MARY M. MORAN
WIFE OF WILLIAM F. MORAN HAVING APPEARED
BEFORE ME PRIVATELY AND APART FROM HER HUSBAND
THE SAID WILLIAM F. MORAN THE SAID WIFE ACKNOW-
LEDGED THE EXECUTION OF THE SAID INSTRUMENT TO HAVE
BEEN DONE BY HER FREELY VOLUNTARILY AND UNDERSTAND-
INGLY WITHOUT COMPELSION OR CONSTRAINT FROM HER SAID
HUSBAND AND FOR THE PURPOSES THEREIN EXPRESSED.

APPROVED BY BOARD OF COUNTY COMMISSIONERS
OF SHELBY COUNTY TENNESSEE 16 DAY OF
SEPT. 1925

E. J. Hale

CHAIRMAN

SECRETARY

WITNESS MY HAND AND NOT-
ARIAL SEAL AT MEMPHIS TENN
ESSEE AFORESAID THIS 16
DAY OF SEPTEMBER 1925

Thomas A. Harrington
NOTARY PUBLIC

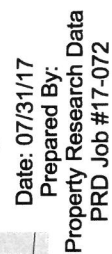
STATE OF TENNESSEE
SHELBY COUNTY
FILED FOR REGISTRATION SEPT 16-1925 AT 11:40 O'CLOCK
A.M. AND NOTED IN NOTE BOOK PAGE 176 AND WIRE RECORDED SEPT 23-1925

Noteworth
Registe
By Anderson
202

257

Vicinity Map



[illegible]

Allen Linda C
1735 Brookside Drive
Germantown, TN 38138-2501

Barger Katherine G
3793 Montclair Drive
Memphis, TN 38111-6912

Barker Jennifer L & Bradley W
434 S Holmes Circle
Memphis, TN 38111-4412

Beall Beverly A
401 Alexander Street
Memphis, TN 38111-4442

Beck Gary K
501 Alexander Street
Memphis, TN 38111-4309

Belford Kristen L And Curtis W Jr.
501 S Holmes Street
Memphis, TN 38111-4311

Berryman Carman
470 S Greer Street
Memphis, TN 38111-3218

Birdwell Nacy L
466 Alexander Street
Memphis, TN 38111-8201

Blount Scott & Kelly
441 S Reese Street
Memphis, TN 38111-4439

Bologna Kevin A
6260 Ransom Road
Birmingham, AL 35210-4484

Bone Binka
3757 Marion Avenue
Memphis, TN 38111-6745

Bridge Paul K
2415 Shadow Canyon Drive
Bullhead City, AZ 8850-

Brown Matthew
396 Alexander Street
Memphis, TN 38111-4451

Bryce Deborah P & John D
3920 Cloverport Road
Toone, TN 38381-7026

Burrows David G Jr.
445 Alexander Street
Memphis, TN 38111-

Butze Peggy & Eric
460 S Greer Street
Memphis, TN 38111-3218

Byrd Brittany M
421 Alexander Street
Memphis, TN 38111-4442

Carr Susan M
4055 St. Ann Cl
Memphis, TN 38117-

Carter D Gaye
410 Holmes Circle
Memphis, TN 38111-4412

Connelly Beth E
419 S Reese Street
Memphis, TN 38111-

Cooper Brian H
430 Holmes Circle
Memphis, TN 38111-

Crenshaw Alan S And Brent E Crenshaw
481 Alexander Street
Memphis, TN 38111-8200

Crenshaw Brent E And Alan D Stricklin
481 Alexander Street
Memphis, TN 38111-

Crothwait Gerry M
415 Alexander Street
Memphis, TN 38111-

Dickerson Roland N & Erin W
8234 Ole Pike Cove
Germantown, TN 38138-

Downen Frank R
427 Alexander Street
Memphis, TN 38111-4442

Earthman Byrd D
437 Alexander Street
Memphis, TN 38111-4442

ECRC LLC
269 Belle Meade Lane
Memphis, TN 38117-3028

Egnor Bradford W
420 Holmes Street
Memphis, TN 38111-

Ellmo Marjorie D
422 S Greer Street
Memphis, TN 38111-3308

Evans Richard T
450 Alexander Street
Memphis, TN 38111-4440

Farr Lauren A & Brook D
464 S Greer Street
Memphis, TN 38111-3218

Fields Donna M
490 S Holmes Street
Memphis, TN 38111-4399

Fields Donna M And Larry H Nance
1440 Poplar Avenue
Memphis, TN 38104-2901

Fones Jere & Ellen
699 Clanlo Drive
Memphis, TN 38104-

Foster Mark & Samya
435 S Holmes Circle
Memphis, TN 38111-4453

Franklin Donald J III And Donald B
Frank
470 S Holmes Street
Memphis, TN 38111-

Gavin Lawrence L & Christine B
408 Holmes Circle
Memphis, TN 38111-4412

Goad Clairressa
403 Holmes Circle
Memphis, TN 38111-4453

Grawemeyer Cynthia & Mark
520 S Main Street Ste 201
Memphis, TN 38103-4443

Haines Devon L
479 S Reese Street
Memphis, TN 38111-8206

Hall Garrett D
465 Holmes Street
Memphis, TN 38111-8202

Hancock Carrie E
580 S Belvedere Boulevard
Memphis, TN 38104-5001

Handwerker Pamela C
444 S Greer Street
Memphis, TN 38111-3308

Harrison Tiffany K
418 Holmes Circle
Memphis, TN 38111-4412

Haywood Matthew M & Katherine B
410 Alexander Street
Memphis, TN 38111-4440

Hensley Malcolm D & Margaret D
421 S Holmes Circle
Memphis, TN 38111-4453

Hoover Megan
381 Holmes Circle
Memphis, TN 38111-

Ingram Jeffrey
491 Alexander Street
Memphis, TN 38111-8200

Johnson Arthur B III
441 S Holmes Circle
Memphis, TN 38111-4453

Jones Thomas A & Katherine B
496 S Greer Street
Memphis, TN 38111-

Justice Michael E & Carol P
400 S Greer Street
Memphis, TN 38111-3308

King William S And Carolyn O Dodson
441 Alexander Street
Memphis, TN 38111-4442

Kinley Vanessa
407 Holmes Circle
Memphis, TN 38111-4453

Larsen Dan
451 Holmes Circle
Memphis, TN 38111-4453

Lykins Stephen R & Karen W
135 Aston Park Drive
Eads, TN 38028-6236

MacDonald Margaret C
502 S Holmes Street
Memphis, TN 38111-

Mier John R And Sara B Seckman (RS)
417 Holmes Circle
Memphis, TN 38111-4453

Miller Jennifer B
474 S Holmes Street
Memphis, TN 38111-4399

Miller Robert B & Lila J
406 S Greer Street
Memphis, TN 38111-3308

Mitchell Joyce C
491 S Holmes Street
Memphis, TN 38111-8202

Mitchener Kathryn L
2791 Farmstead Court
Grayson, GA 30017-

Mokry Timothy J
474 Alexander Street
Memphis, TN 38111-8201

Morgan Dianne D
473 S Holmes Street
Memphis, TN 38111-8202

Northcross Bettie B
P O Box 11
La Grange, TN 38046-0011

Norton Anne M
470 Alexander Street
Memphis, TN 38111-8201

Nowlin Elizabeth J
431 S Reese Street
Memphis, TN 38111-4439

Ochoa Michael J & Helen M
451 S Reese Street
Memphis, TN 38111-4439

Olinger Andrew S & Meredith E
444 Alexander Street
Memphis, TN 38111-4440

O'Neill Erroll & Melanie
414 Alexander Street
Memphis, TN 38111-4440

Orr Patsy R
420 Alexander Street
Memphis, TN 38111-4440

Osborn Stuart D
460 Alexander Street
Memphis, TN 38111-

Overbey Samuel W
3330 Midland Avenue
Memphis, TN 38111-4349

Pearce Brandon J
445 S Holmes Circle
Memphis, TN 38111-4453

Pickering Charles T
486 Alexander Street
Memphis, TN 38111-8201

Pilgrim Lucy E
480 Alexander Street
Memphis, TN 38111-8201

Pinnolis Brona E
404 Alexander Street
Memphis, TN 38111-4440

Poole George A & Betty
485 Alexander Street
Memphis, TN 38111-8200

Reding Gregory M & Cynthia A
430 S Greer Street
Memphis, TN 38111-3308

Richardson Sean M And Daryl L
Richardson
438 Alexander Street
Memphis, TN 38111-4440

Savell Gina M And Kimberly A Wilson
425 Holmes Circle
Memphis, TN 38111-4453

Sears Stacey L
495 Alexander Street
Memphis, TN 38111-8200

Sell Marie A
415 S Reese Street
Memphis, TN 38111-4439

Shayer Andrew A & Gerardine B
480 S Greer Street
Memphis, TN 38111-3218

Stambaugh Sabrina L
399 Holmes Circle
Memphis, TN 38111-

Stamey Joel
416 S Greer Street
Memphis, TN 38111-3308

Stephens Delinda M
450 S Greer Street
Memphis, TN 38111-3308

Stock Blair A & Mary
490 S Greer Street
Memphis, TN 38111-

Suffel Jaclyn C
404 Holmes Circle
Memphis, TN 38111-4412

Suttle Dale P III And Dale P Suttle Jr.
474 S Greer Street
Memphis, TN 38111-3218

Swan Dan M Jr & Gaye G
505 Alexander Street
Memphis, TN 38111-4309

Tarbett Todd W & Leslee K
416 Holmes Circle
Memphis, TN 38111-4412

Taylor Eric J
440 Holmes Circle
Memphis, TN 38111-4412

Taylor Jonathon B & Katie H
426 Holmes Circle
Memphis, TN 38111-4412

Torrence Lisa M
426 S Greer Street
Memphis, TN 38111-

Tucker Richard P & Nora J
406 Holmes Circle
Memphis, TN 38111-4412

Veazey Cheryl W
460 S Holmes Street
Memphis, TN 38111-4399

Veazey J Terry
P O Box 2903
Hendersonville, TN 37077-

Vest James D
461 S Reese Street
Memphis, TN 38111-8206

Vincent Shelley T
407 Alexander Street
Memphis, TN 38111-4442

Walters Jordan D & Mary G E
395 Alexander Street
Memphis, TN 38111-4450

Ward Sam And Susan Ellis
475 Alexander Street
Memphis, TN 38111-

Ward Sam E
475 Alexander Street
Memphis, TN 38111-8200

Ward Samuel E & Diane G
465 Alexander Street
Memphis, TN 38111-8200

Ward Susan D
475 Alexander Street
Memphis, TN 38111-8200

Wilson Kimberly A & Gina Savell
431 Holmes Circle
Memphis, TN 38111-4453

Wingfield Jacob C & Leah B Bolton
451 Alexander Street
Memphis, TN 38111-4442

Winsett Byron B III & Estelle G
154 N Perkins Road
Memphis, TN 38117-

Wise Carl
425 S Reese Street
Memphis, TN 38111-4439

Wright Jaclyn
464 S Holmes Street
Memphis, TN 38111-

Wright Jenna
4701 Summer Avenue
Memphis, TN 38122-4729

Representative

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

Applicant / Owner

Shepherd Construction Company, Inc.
321 Sweetbriar Road
Memphis, TN 38120 2515

Shepherd Construction Company, Inc.
321 Sweetbriar Road
Memphis, TN 38120 2515

Shepherd Construction Company, Inc.
321 Sweetbriar Road
Memphis, TN 38120 2515


Shepherd Construction Company, Inc.
321 Sweetbriar Road
Memphis, TN 38120 2515

Shepherd Construction Company, Inc.
321 Sweetbriar Road
Memphis, TN 38120 2515



Tom Leatherwood
Shelby County Register / Archives

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
17072505	
07/18/2017 - 11:37 AM	
3 PGS	
ALONZO 1625518-17072505	
VALUE	125000.00
MORTGAGE TAX	0.00
TRANSFER TAX	462.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	480.50
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

WARRANTY DEED

THIS INDENTURE, made and entered as of the 13th day of July, 2017, by and between **ROBERT S. LEVIN**, unmarried, party of the first part, and **SHEPHERD CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION**, party of the second part.

WITNESSETH: That for and in consideration of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

Lot 13, Moran's Madeline Heights Subdivision, as shown on plat of record in Plat Book 8, Page 257, in the Register's Office of Shelby County, Tennessee, and a 24.96 foot deep parcel to the east of said Lot 13, said property being more particularly described as follows: Beginning at a point in the east line of South Holmes Street 50.0 feet northwardly from the point of intersection of said east line and the north line of Midland Avenue; thence northwardly 56.0 feet with the east line of South Holmes Street to a point, the Southwest corner of Lot 12; thence eastwardly 214.96 feet with the south line of Lot 12 and continuing to a point; thence southwardly 50.0 feet parallel with the east line of Lot 13 to a point 24.96 feet east from the northeast corner of Lot; thence westwardly 214.96 feet from said point and continuing with the north line of Lot 14 to the point of beginning.

Being the same property conveyed to the Grantor by Warranty Deed of record under Instrument No. N6 7183 and Quit Claim Deed of record under Instrument No. DY 9273, in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate, that he has a good right to sell and convey the same, that the same is unencumbered except for 2017 Shelby County realty taxes; Subdivision Restrictions, Building Lines, and Easements of record in Plat Book 8, Page 257 and all other applicable subdivision and easement recordings in the

Register's Office of Shelby County, Tennessee; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever, the word "party" is used herein, it shall mean "parties" if there is more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its Attorneys-in-Fact this the 13 day of July, 2017.

ROBERT S. LEVIN

BY: [Signature]

DONALD B. ANGEL, ATTORNEY-IN-FACT

BY: [Signature]

ADAM J. LEVIN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **DONALD B. ANGEL AND ADAM J. LEVIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that they are the attorneys-in-fact of **ROBERT S. LEVIN** and that they executed the within instrument for the purposes therein contained on behalf of and as the free act and deed of **ROBERT S. LEVIN**.

Witness my hand at office this 13 day of July, 2017.

Barbara Manera
Notary Public
My commission expires: _____



Property address: 444 Holmes Circle
Memphis, TN 38111

New owner : Shepherd Construction Company, Inc.
mailing address: 321 Sweetbriar Rd.
Memphis, TN 38120

Mail Tax Bills To: Shepherd Construction Company, Inc.
321 Sweetbriar Rd.
Memphis, TN 38120

Tax Parcel ID No.: 045-104-00037

I, or we, hereby swear or affirm that to the best of affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Mangra
Affiant

Subscribed and sworn to before me this 13th day of July, 2017.

Mary Lynne Cook
Notary Public

My commission expires:

Prepared by and return to:

Title and Escrow Services of Memphis, Inc.
1669 Kirby Parkway, Suite 100
Memphis, TN 38120



Return to:
FNTG

ChicagoTitle | Commonwealth Land Title
Fidelity National Title
6060 Poplar Avenue, Ste LL37
Memphis, TN 38119